



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00004
Application Type: Special Permit
CPC Hearing Date: April 04, 2013
Staff Planner: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Location: 8424 Dyer
Legal Description: Portion of Block B, Britton Davis Addition, City of El Paso, El Paso County, Texas
Acreage: 0.276
Rep District: 2
Zoning: C-3 (Commercial)
Existing Use: Automotive Repair Garage
Request: Infill Development to allow for reduced rear setback
Proposed Use: Automotive Repair Garage Addition

Property Owner: Daniel Enriquez
Representative: Jose Uresti

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Retail
South: C-3 (Commercial) / Retail
East: R-4 (Residential) / Two-family dwellings
West: C-3 (Commercial) / Retail/Automotive Repair

The Plan for El Paso Designation: G-3, Post War (Northeast Planning Area)

NEAREST PARK: Mountain View Park (4,705 feet)

NEAREST SCHOOL: Wainwright School (1,355 feet)

NEIGHBORHOOD ASSOCIATIONS

Mountain View Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 18, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development. The infill development special permit request is to allow for reduced rear setback from the required 10 feet to 0 feet for a new 2,680 square foot Automotive Repair Garage addition. The applicant meets all other requirements. Access to the subject property is proposed from Dyer.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development. The recommendation is based on the compliance with the comprehensive plan, compatibility with surrounding land uses, 20.10.320 Special Permit and 20.10.150 Detailed Site Development Plan requirements.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-3 Commercial district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning Division –Transportation

The new driveway shall be ADA/TAS compliant. The wheelchair ramp proposed shall align with the existing ramp across Sierra Vista Drive.

City Development Department – Plan Review

Recommend Approval

City Development Department - Land Development

No objections

Fire Department

Recommend “APPROVAL” of “Detailed Site Plan” as presented. *****NOTE ***** In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities

EPWU does not object to this request.

Water:

Along Dyer Street fronting 8424 Dyer Street there is an existing thirty-six (36) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Dyer Street fronting 8424 Dyer Street there is an existing eight (8) inch diameter water main.

Along Sierra Vista Drive fronting 8424 Dyer Street there is an existing six (6) inch diameter water main.

Sanitary Sewer:

Along Dyer Street between Tetons Drive and Edgar Park Drive there are two (2) existing sanitary sewer mains located along the westernmost portion of Dyer Street. The sizes of the mains are twelve (12) inches and eight (8) inches in diameter respectively.

Along Sierra Vista Drive east of Dyer Street there is an existing eight (8) inch diameter sanitary sewer main.

General:

As per EPWU-PSB Records, 8424 Dyer Street has a single three-quarter (3/4) inch diameter water service along Dyer Street and the sanitary sewer service line discharges unto the described main located along Sierra Vista Drive.

Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT.

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request. Recommends that sidewalks remain unobstructed to permit pedestrian access to mass transit options.

CITY PLAN COMMISSION OPTIONS

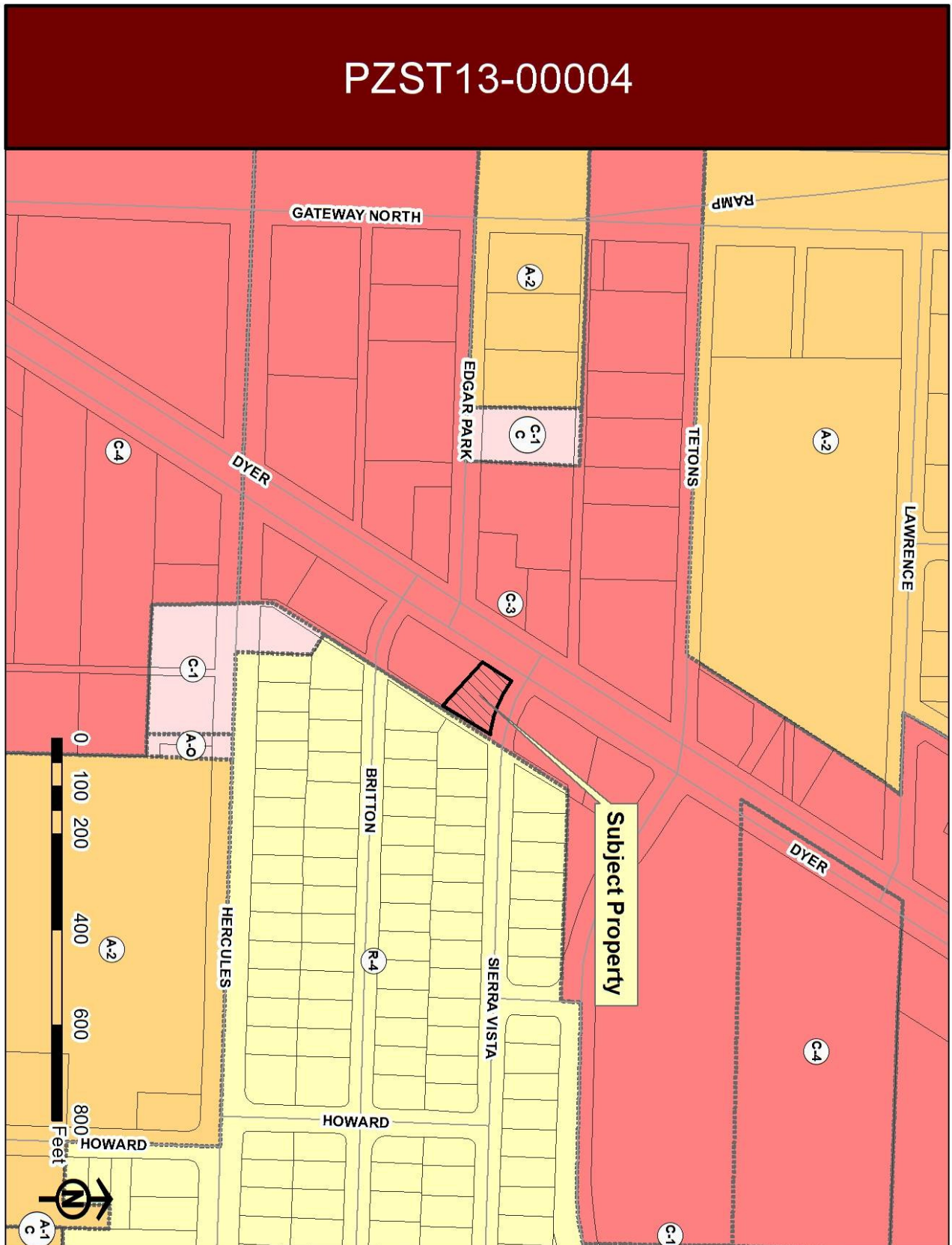
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

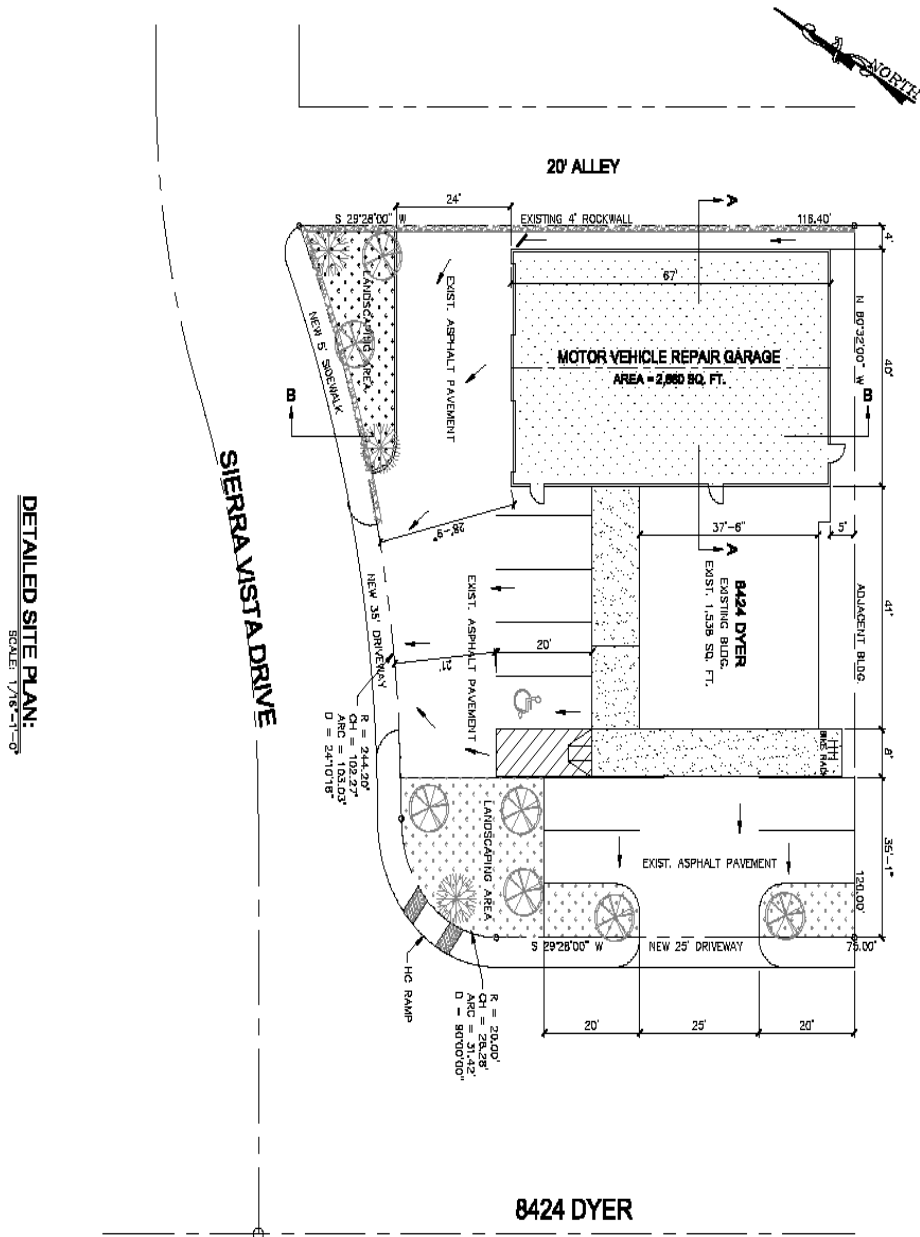


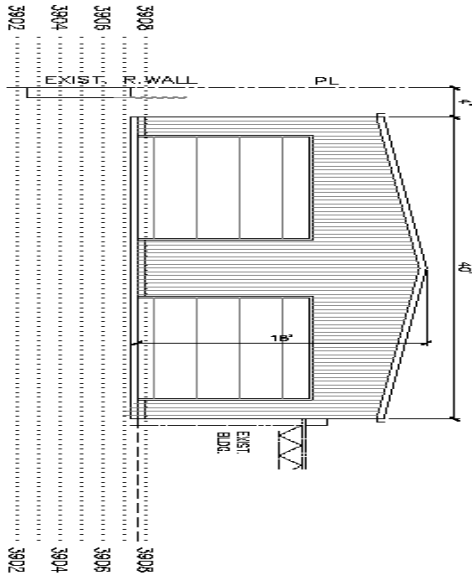
ATTACHMENT 2: AERIAL MAP

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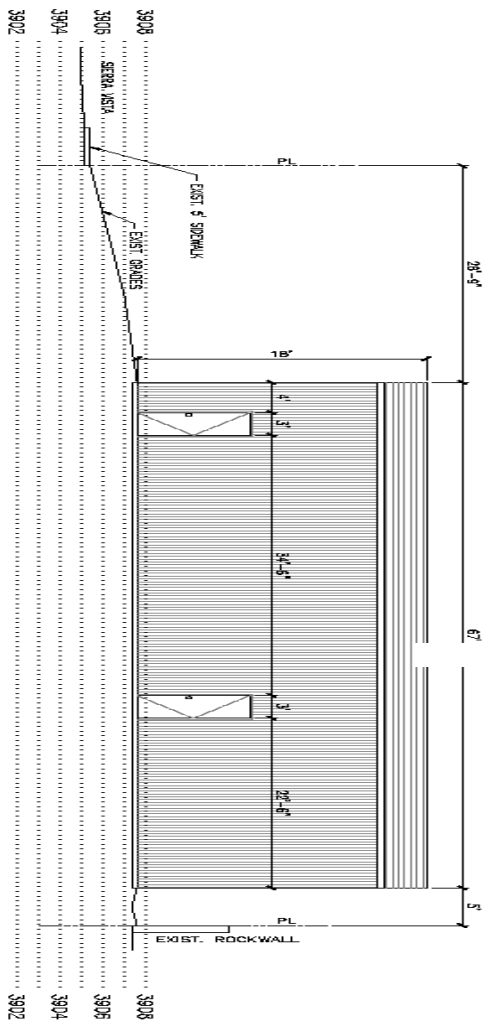
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN





SECTION A-A

SCALE: N.T.S.



SECTION B-B

SCALE: N.T.S.